



Monday Morning Quarterback Summary

Week of April 02, 2023 - April 08, 2023

Single-family existing homes

- Sales of single-family homes decreased to 408 during the week of April 02, from 519 the week prior
- The median price of single family homes decreased to \$410,000, a change of -3.2%
- The number of single-family home foreclosure transactions increased to 4 last week, from 2 the week of March 26
- The number of single-family short-sale transactions decreased to 0 from 1 the week prior
- Single-family inventory decreased by 93, and now sits at 3,746

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 136 during the week of April 02, from 181 the week prior
- The median price of condos, townhomes, and villas increased to \$288,000, a change of 9.5%
- The number of condo, townhome, and villa foreclosure transactions decreased to 0 last week, from 1 the week of March 26
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory decreased by 9, and now sits at 1,370

Detailed charts and graphs begin on page 2 of this report.

Monday Morning Quarterback
04/02/2023 - 04/08/2023
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	408	46	38	111	69	123	21
Bank Owned	4	1	0	1	1	1	0
Short Sales	0	0	0	0	0	0	0
Other	404	45	38	110	68	122	21
Active Listings	3,746	269	196	738	756	1,315	472
Bank Owned	30	11	3	6	4	6	0
Short Sales	7	1	0	2	2	2	0
Other	3,709	257	193	730	750	1,307	472
Months of Inventory	2.12	1.35	1.19	1.53	2.53	2.47	5.19
<u>List Price</u>							
Average Original List Price	\$518,014	\$197,348	\$294,419	\$369,324	\$466,179	\$662,979	\$1,732,186
Average Final List Price	\$503,266	\$192,893	\$286,771	\$359,413	\$452,439	\$642,059	\$1,689,321
<u>Sale Price</u>							
Average Price	\$490,146	\$184,962	\$277,265	\$351,428	\$443,575	\$631,282	\$1,603,452
Median Price	\$410,000	\$187,500	\$280,000	\$355,000	\$440,000	\$595,000	\$1,395,000
<u>Price Differences</u>							
Original to Final List Price	-\$14,748	-\$4,455	-\$7,648	-\$9,911	-\$13,740	-\$20,920	-\$42,865
Original List to Sale Price - \$	-\$27,868	-\$12,386	-\$17,154	-\$17,896	-\$22,604	-\$31,697	-\$128,734
Final List to Sale Price - \$	-\$13,120	-\$7,931	-\$9,506	-\$7,985	-\$8,864	-\$10,777	-\$85,869
Original List to Sale Price - %	94.62%	93.72%	94.17%	95.15%	95.15%	95.22%	92.57%
Final List to Sale Price - %	97.39%	95.89%	96.69%	97.78%	98.04%	98.32%	94.92%
<u>Days on the Market</u>							
Avg Days Listing to Contract	55	36	59	58	45	61	70
Combined Avg Days to Contract	60	36	63	62	54	66	70
Avg Days Listing to Closing	91	70	95	94	82	95	116
Avg Days Contract to Close	36	36	36	36	38	35	45
<u>Beds / Baths</u>							
Average Bedrooms	4	3	3	3	4	4	5
Average Full Baths	2	2	2	2	2	3	5
Average Half Baths	0	0	0	0	0	0	1
<u>Square Footage</u>							
Average Square Feet	2,164	1,251	1,453	1,668	2,160	2,770	4,529

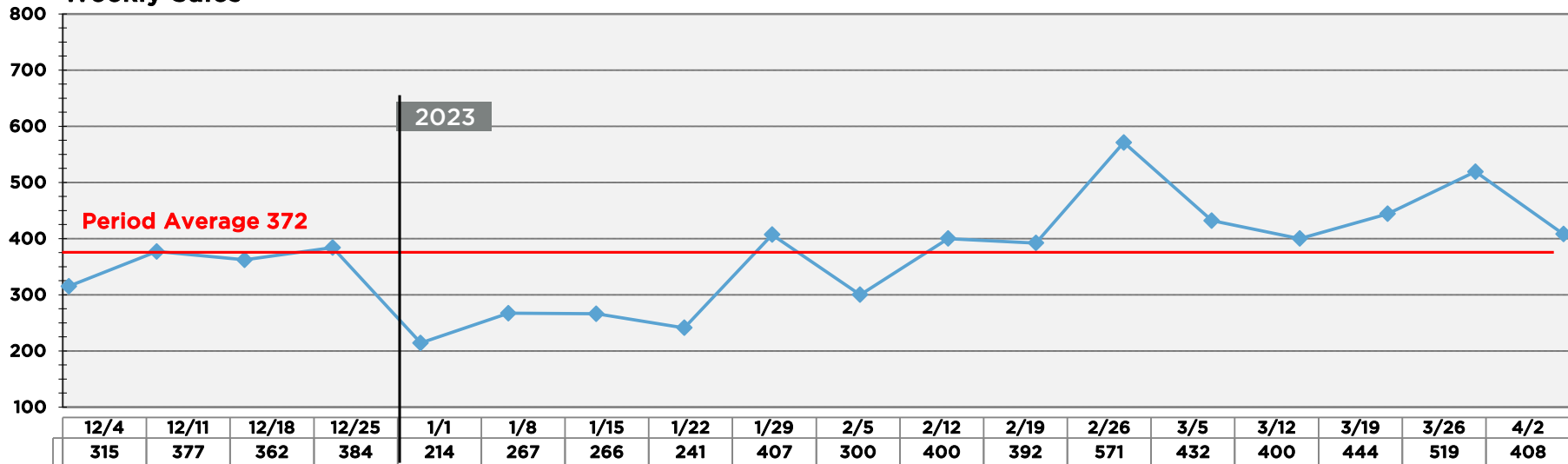


Single Family Homes

Sale Prices (in thousands)



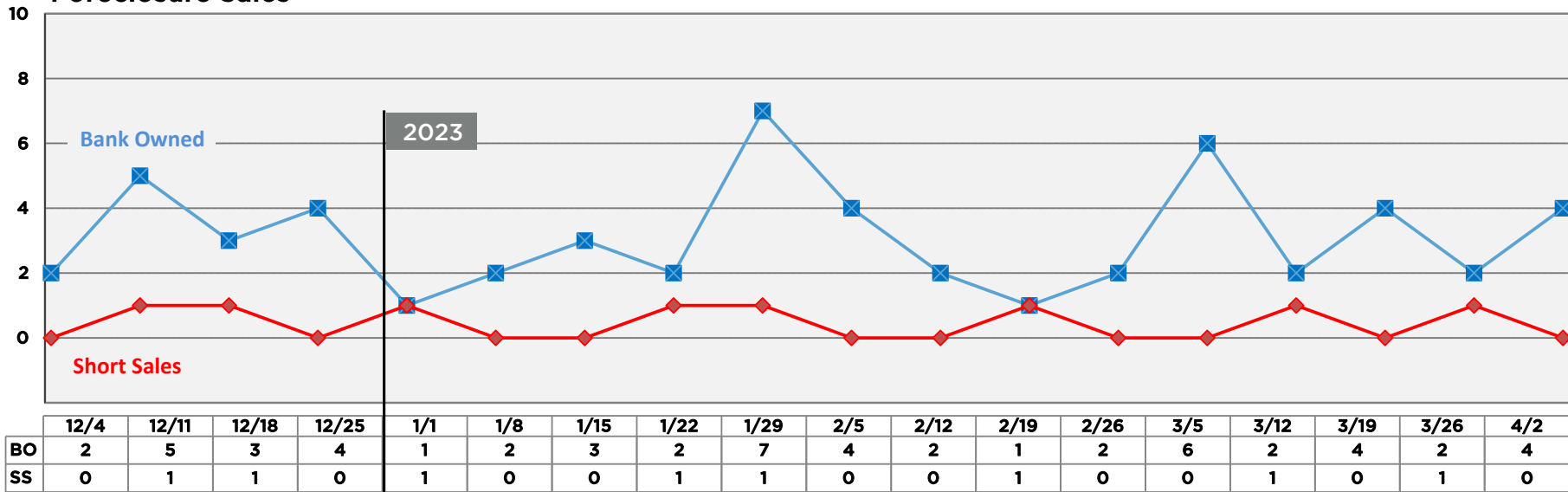
Weekly Sales



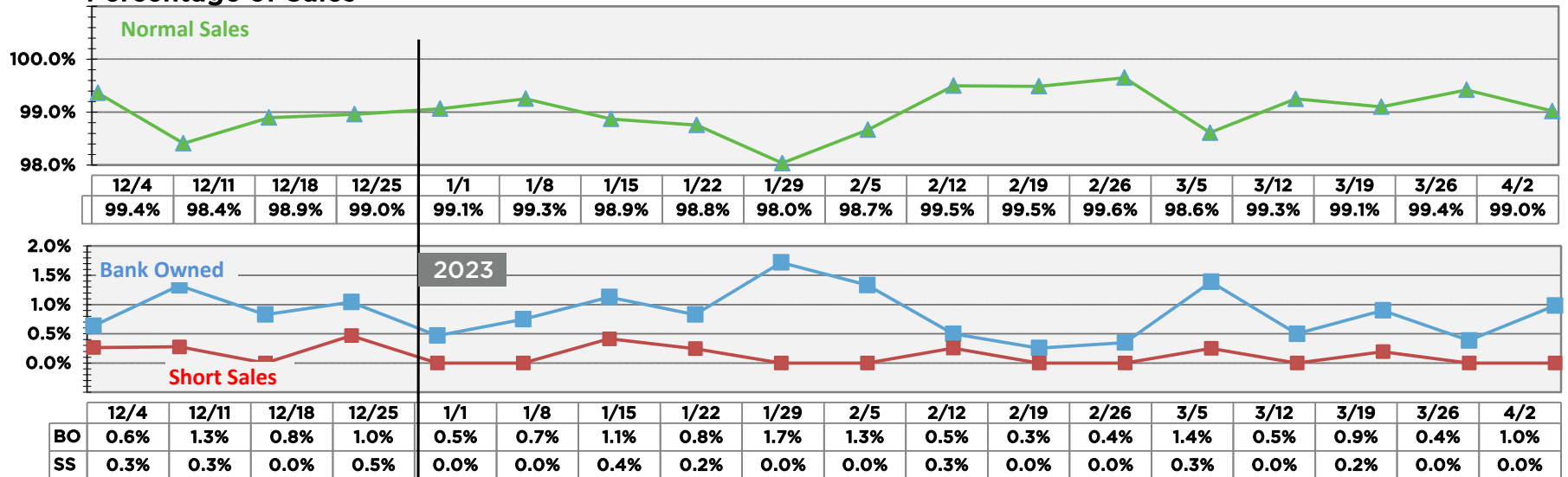


Single Family Homes

Foreclosure Sales



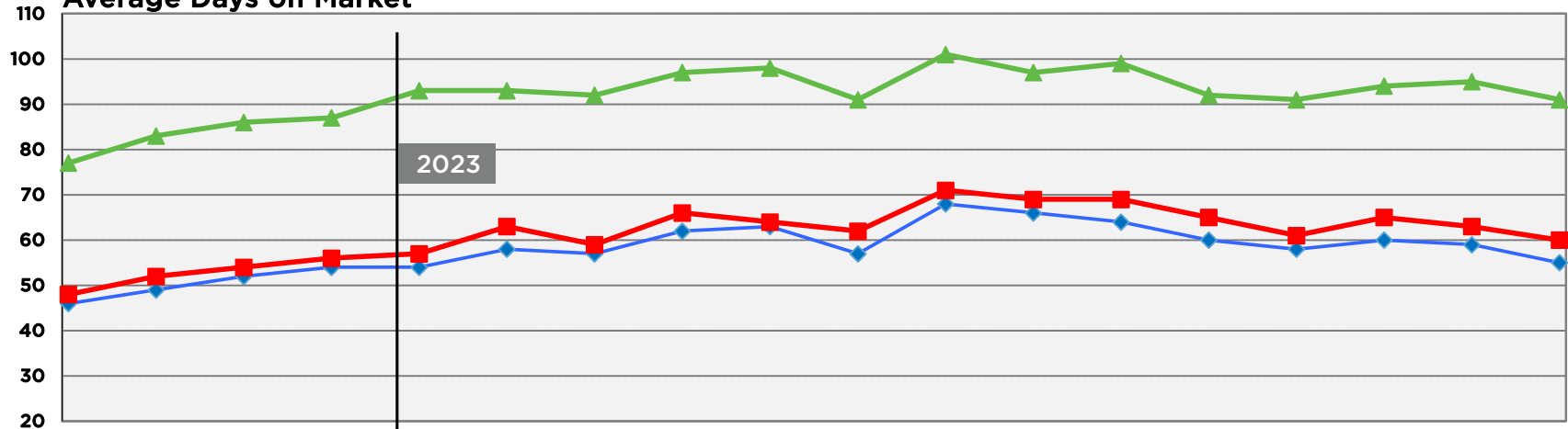
Percentage of Sales





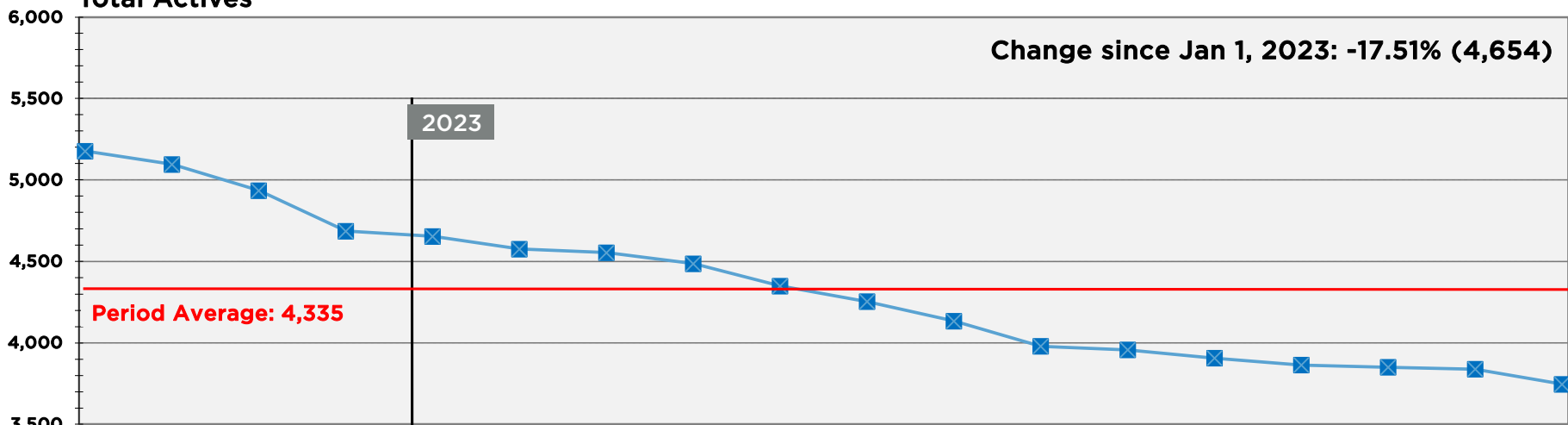
Single Family Homes

Average Days on Market



	12/4	12/11	12/18	12/25	1/1	1/8	1/15	1/22	1/29	2/5	2/12	2/19	2/26	3/5	3/12	3/19	3/26	4/2
ListToContract	46	49	52	54	54	58	57	62	63	57	68	66	64	60	58	60	59	55
CombDaysOnMkt	48	52	54	56	57	63	59	66	64	62	71	69	69	65	61	65	63	60
ListToClose	77	83	86	87	93	93	92	97	98	91	101	97	99	92	91	94	95	91

Total Actives

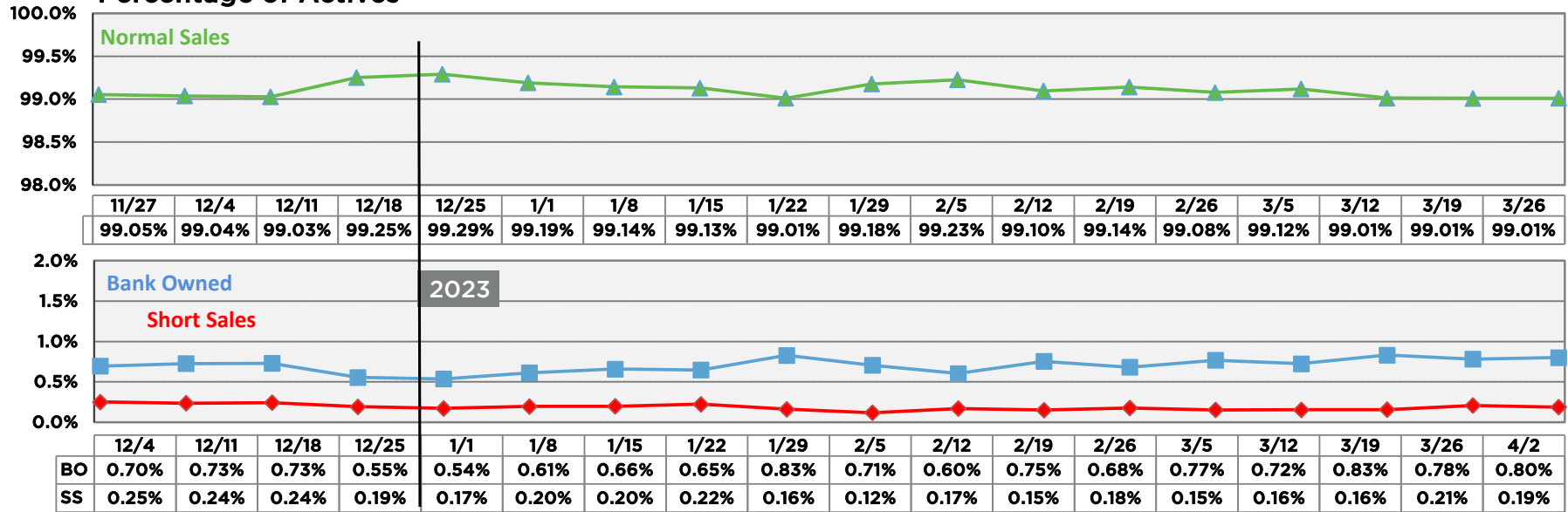


	12/4	12/11	12/18	12/25	1/1	1/8	1/15	1/22	1/29	2/5	2/12	2/19	2/26	3/5	3/12	3/19	3/26	4/2
Total Actives	5,177	5,095	4,935	4,686	4,654	4,576	4,554	4,485	4,348	4,253	4,134	3,979	3,957	3,906	3,863	3,850	3,839	3,746

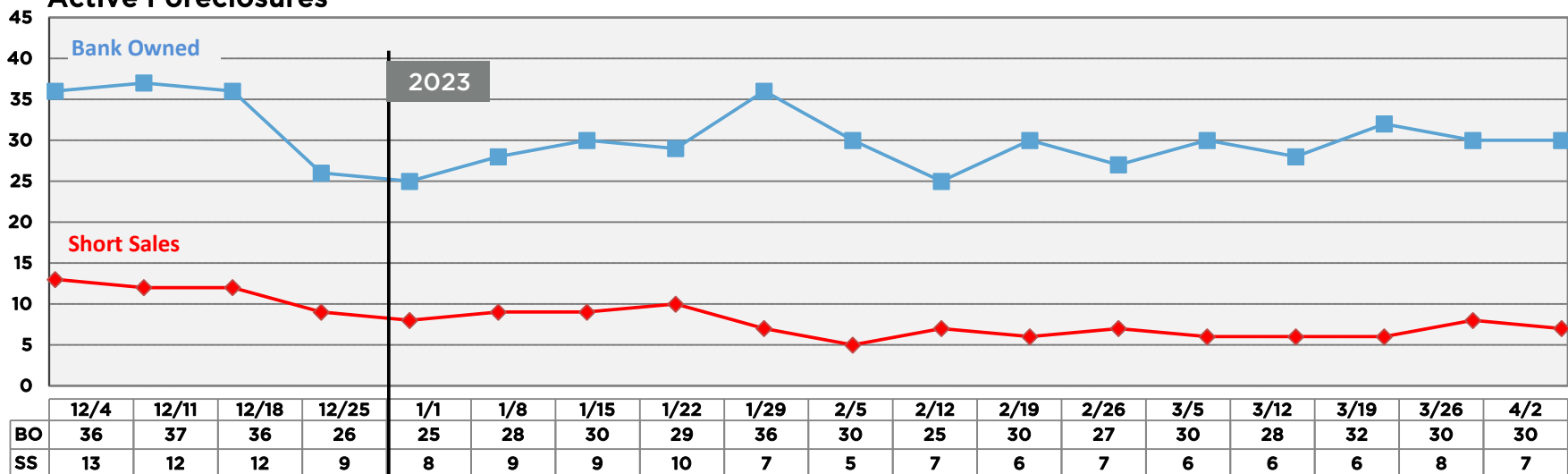


Single Family Homes

Percentage of Actives

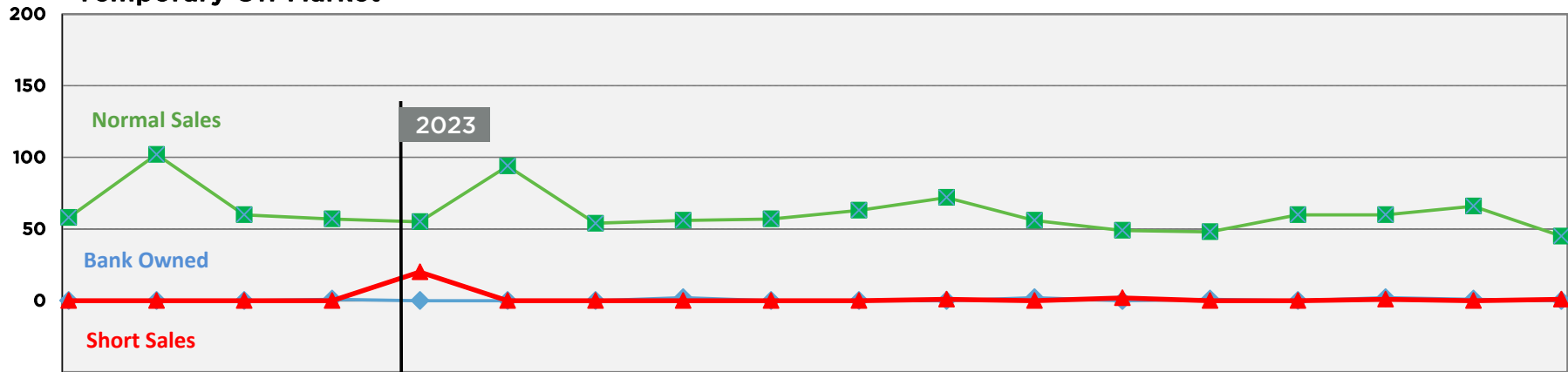


Active Foreclosures



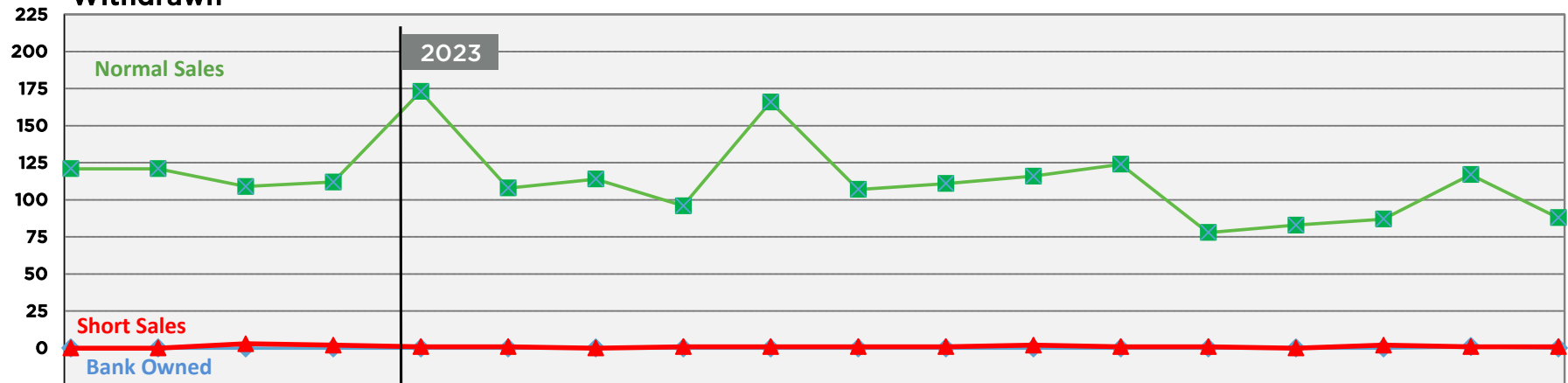
Single Family Homes

Temporary Off Market



	12/4	12/11	12/18	12/25	1/1	1/8	1/15	1/22	1/29	2/5	2/12	2/19	2/26	3/5	3/12	3/19	3/26	4/2
Norm	58	102	60	57	55	94	54	56	57	63	72	56	49	48	60	60	66	45
BO	0	0	0	1	0	0	0	2	0	0	0	2	0	1	0	2	1	0
SS	0	0	0	0	20	0	0	0	0	0	1	0	2	0	0	1	0	1

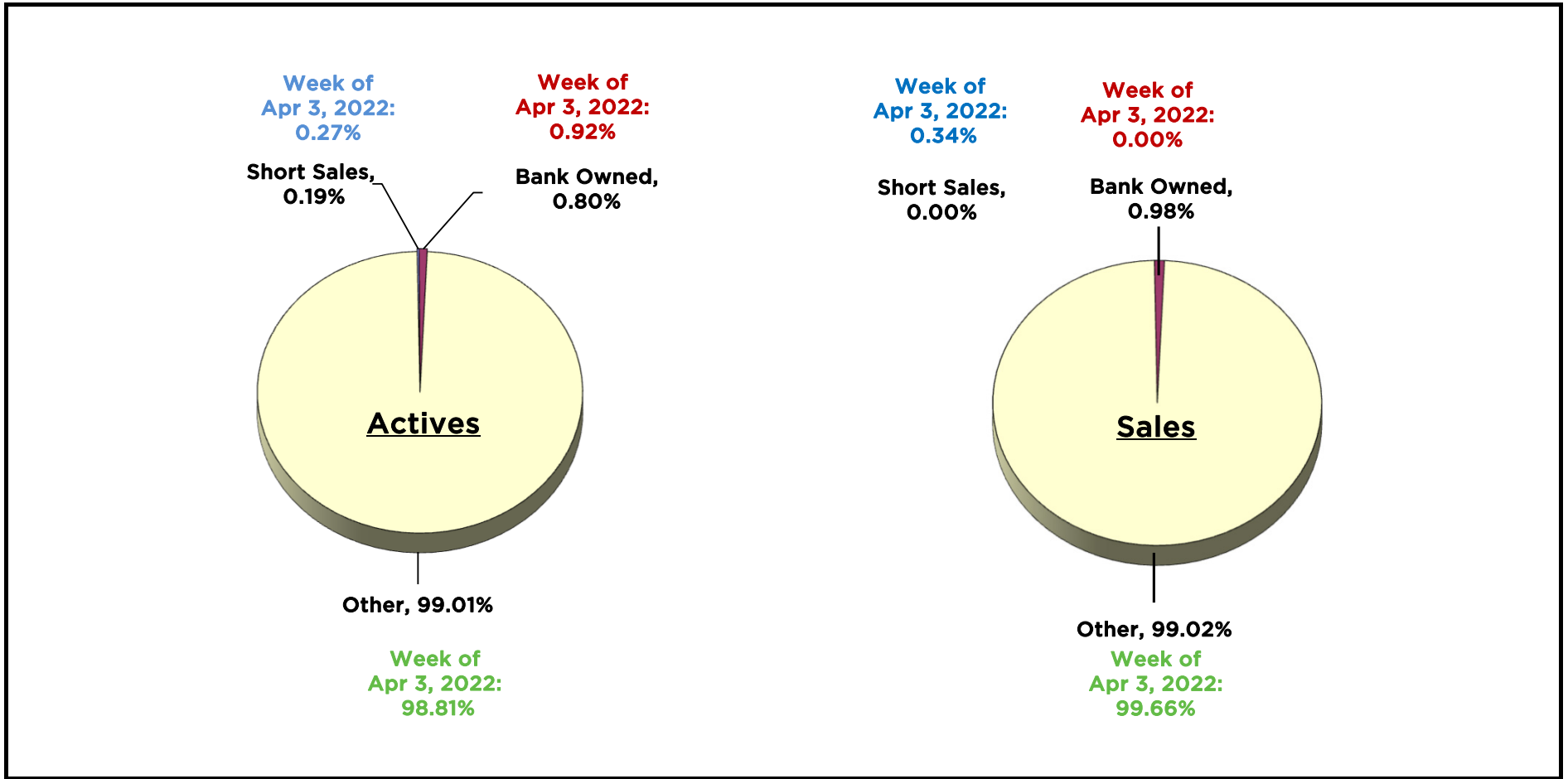
Withdrawn



	12/4	12/11	12/18	12/25	1/1	1/8	1/15	1/22	1/29	2/5	2/12	2/19	2/26	3/5	3/12	3/19	3/26	4/2
Norm	121	121	109	112	173	108	114	96	166	107	111	116	124	78	83	87	117	88
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
SS	0	0	3	2	1	1	0	1	1	1	1	2	1	1	0	2	1	1



Single Family Homes



Monday Morning Quarterback
04/02/2023 - 04/08/2023
Lake, Orange, Osceola & Seminole Counties

There are 29 Single Family Homes available for the Median Price of \$410,000 (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County							
Sanford / Lake Forest	32771	1	\$410,000	3.0	2.0	1,664	\$246.39
Orange County		8	\$409,913	3.3	2.0	1,856	\$220.86
Apopka / Hunt Club	32703	1	\$410,000	3.0	2.0	1,942	\$211.12
Apopka (North)	32712	2	\$410,000	3.0	2.0	2,029	\$202.12
Delaney / Crystal Lake	32806	1	\$409,900	4.0	2.0	1,541	\$266.00
Hiawassee	32818	1	\$410,000	4.0	2.0	2,092	\$195.98
Williamsburg / Lake Bryan	32821	1	\$410,000	3.0	2.0	1,873	\$218.90
Ventura	32822	2	\$409,700	3.0	2.0	1,672	\$245.11
Osceola County		14	\$409,956	3.6	2.1	1,822	\$224.95
Davenport	33896	2	\$409,900	4.0	3.0	1,897	\$216.08
Kissimmee (Central)	34741	1	\$410,000	3.0	2.0	1,873	\$218.90
Kissimmee / Buena Ventura Lakes	34743	1	\$409,900	3.0	2.0	1,677	\$244.42
Kissimmee (East)	34744	4	\$410,000	3.5	2.0	1,734	\$236.48
Kissimmee (West) / Pleasant Hill	34746	4	\$409,925	4.0	2.0	1,935	\$211.87
St Cloud	34769	1	\$410,000	4.0	2.0	1,723	\$237.96
St Cloud / Canoe Creek	34772	1	\$409,990	3.0	2.0	1,773	\$231.24
Lake County		6	\$409,967	3.2	2.3	2,164	\$189.43
Lady Lake / The Villages	32159	1	\$409,900	2.0	2.0	1,580	\$259.43
Tavares / Mt Plymouth	32778	1	\$410,000	5.0	3.0	2,807	\$146.06
Clermont (Central)	34711	1	\$409,899	3.0	2.0	1,856	\$220.85
Groveland	34736	2	\$410,000	2.5	2.0	2,018	\$203.17
Leesburg (West)	34748	1	\$410,000	4.0	3.0	2,706	\$151.52

Monday Morning Quarterback
04/02/2023 - 04/08/2023
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	136	54	18	40	13	11	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	136	54	18	40	13	11	0
Active Listings	1,370	422	182	379	204	168	15
Bank Owned	10	6	1	1	2	0	0
Short Sales	1	0	0	0	1	0	0
Other	1,359	416	181	378	201	168	15
Months of Inventory	2.32	1.80	2.33	2.19	3.62	3.52	0.00

List Price

Average Original List Price	\$314,668	\$202,231	\$281,372	\$360,760	\$456,407	\$586,000	\$0
Average Final List Price	\$309,787	\$197,935	\$279,255	\$356,620	\$452,945	\$569,355	\$0

Sale Price

Average Price	\$304,440	\$192,550	\$274,661	\$352,281	\$448,154	\$558,636	\$0
Median Price	\$288,000	\$193,000	\$277,500	\$349,995	\$440,000	\$550,000	\$0

Price Differences

Original to Final List Price	-\$4,881	-\$4,296	-\$2,117	-\$4,140	-\$3,462	-\$16,645	\$0
Original List to Sale Price - \$	-\$10,228	-\$9,681	-\$6,711	-\$8,479	-\$8,253	-\$27,364	\$0
Final List to Sale Price - \$	-\$5,347	-\$5,385	-\$4,594	-\$4,339	-\$4,791	-\$10,719	\$0
Original List to Sale Price - %	96.75%	95.21%	97.61%	97.65%	98.19%	95.33%	0.00%
Final List to Sale Price - %	98.27%	97.28%	98.35%	98.78%	98.94%	98.12%	0.00%

Days on the Market

Avg Days Listing to Contract	44	44	27	43	52	63	0
Combined Avg Days to Contract	48	46	54	43	52	63	0
Avg Days Listing to Closing	78	75	63	78	88	104	0
Avg Days Contract to Close	34	32	35	34	36	40	0

Beds / Baths

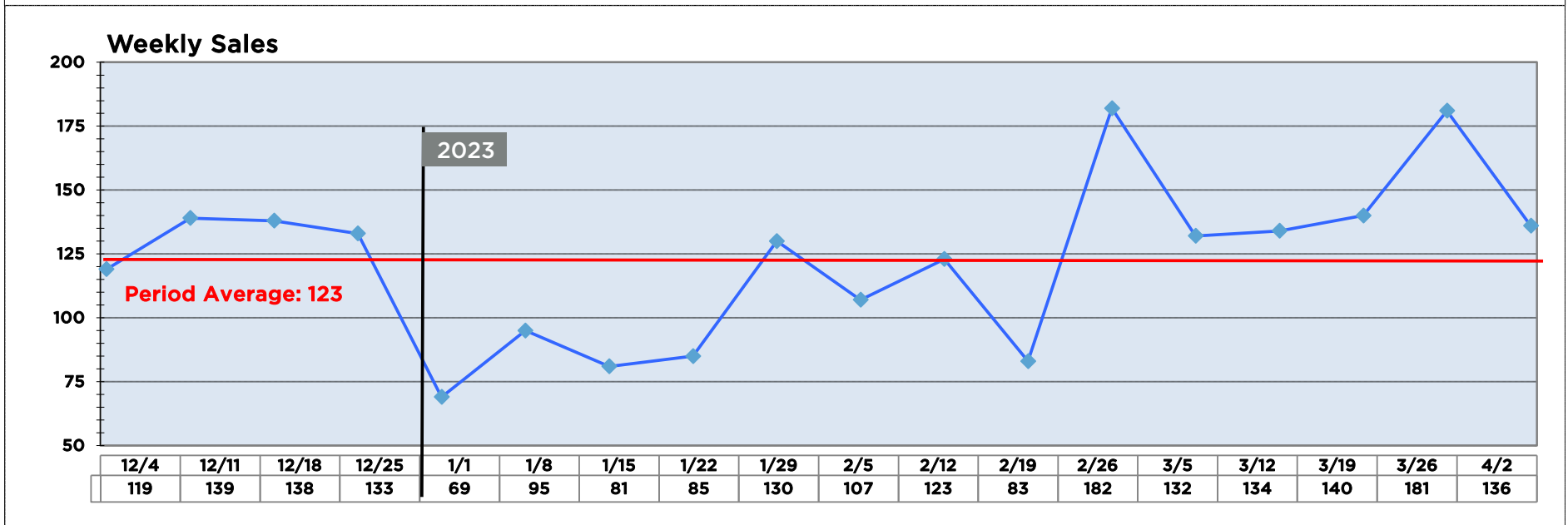
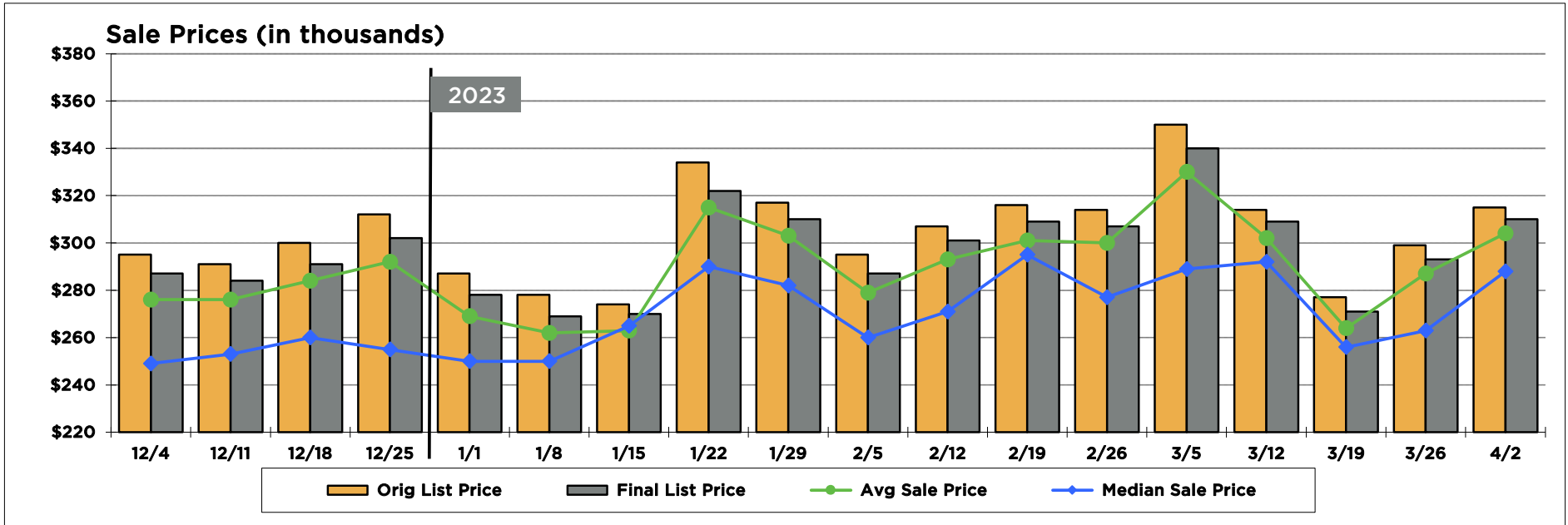
Average Bedrooms	3	2	2	3	3	4	0
Average Full Baths	2	2	2	2	3	3	0
Average Half Baths	0	0	1	1	1	1	0

Square Footage

Average Square Feet	1,374	1,008	1,272	1,562	1,952	1,975	0
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Monday Morning Quarterback
04/02/2023 - 04/08/2023
Lake, Orange, Osceola & Seminole Counties

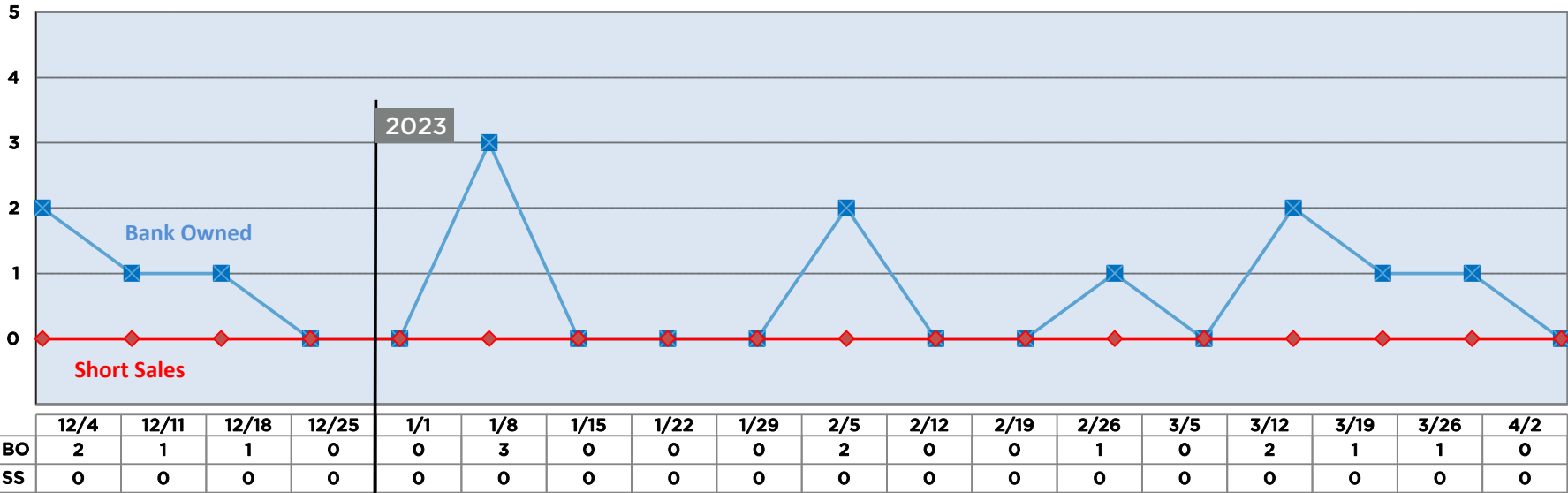
Condos, Townhomes, Villas



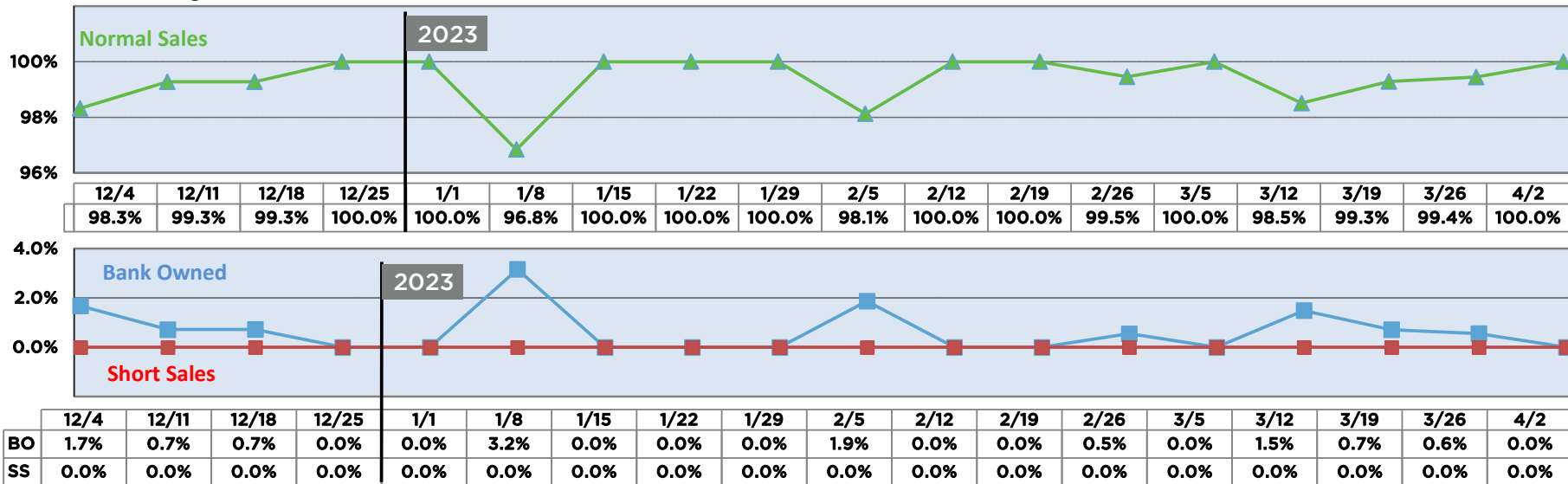


Condos, Townhomes, Villas

Foreclosure Sales



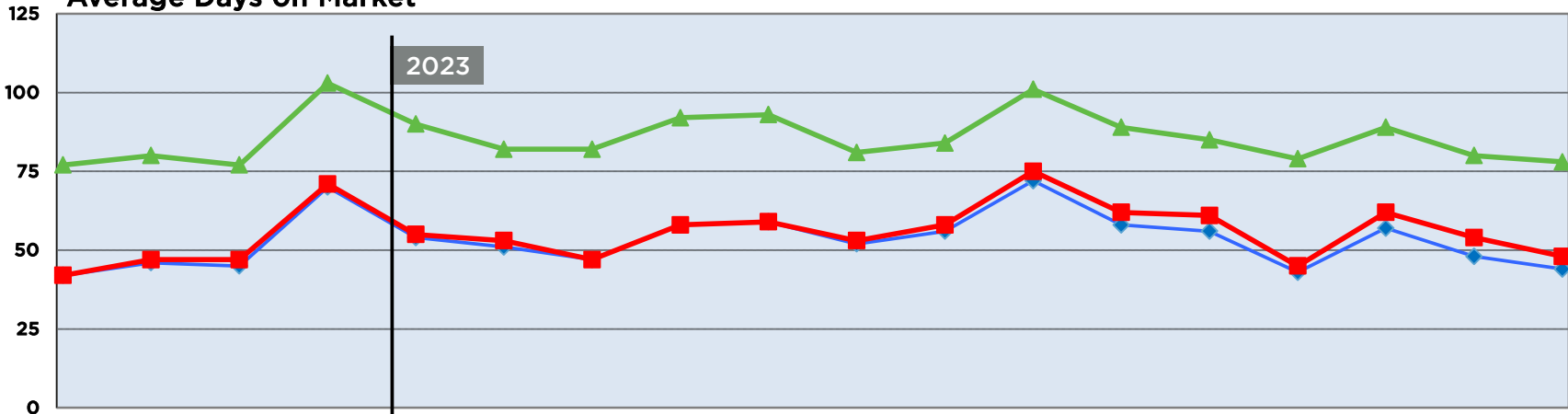
Percentage of Sales





Condos, Townhomes, Villas

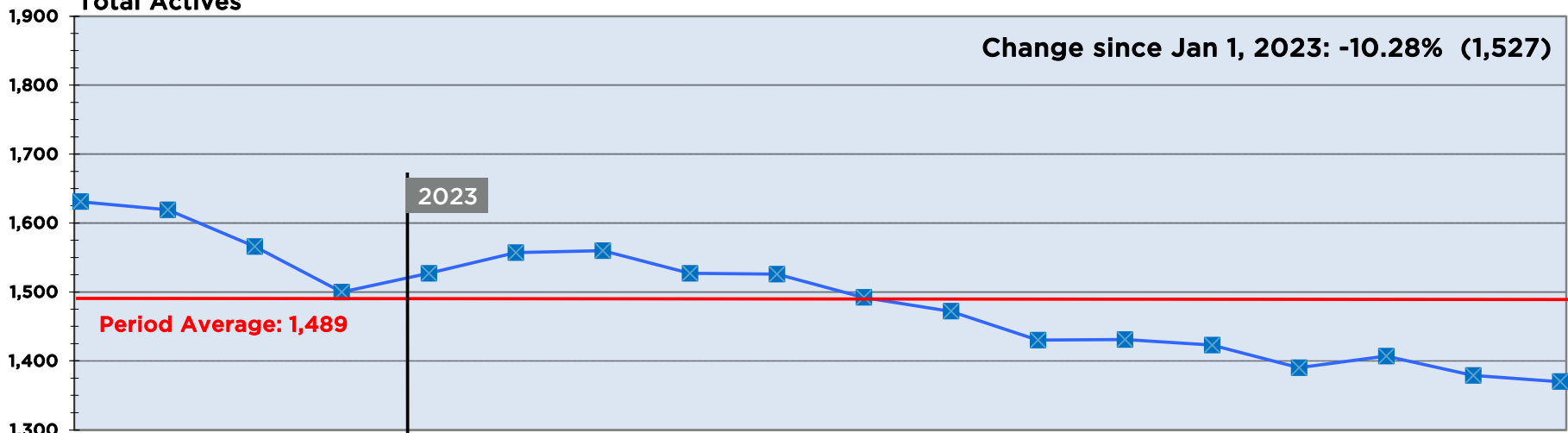
Average Days on Market



	12/4	12/11	12/18	12/25	1/1	1/8	1/15	1/22	1/29	2/5	2/12	2/19	2/26	3/5	3/12	3/19	3/26	4/2
ListToContract	42	46	45	70	54	51	47	58	59	52	56	72	58	56	43	57	48	44
CombDaysOnMkt	42	47	47	71	55	53	47	58	59	53	58	75	62	61	45	62	54	48
ListToClose	77	80	77	103	90	82	82	92	93	81	84	101	89	85	79	89	80	78

Total Actives

Change since Jan 1, 2023: -10.28% (1,527)

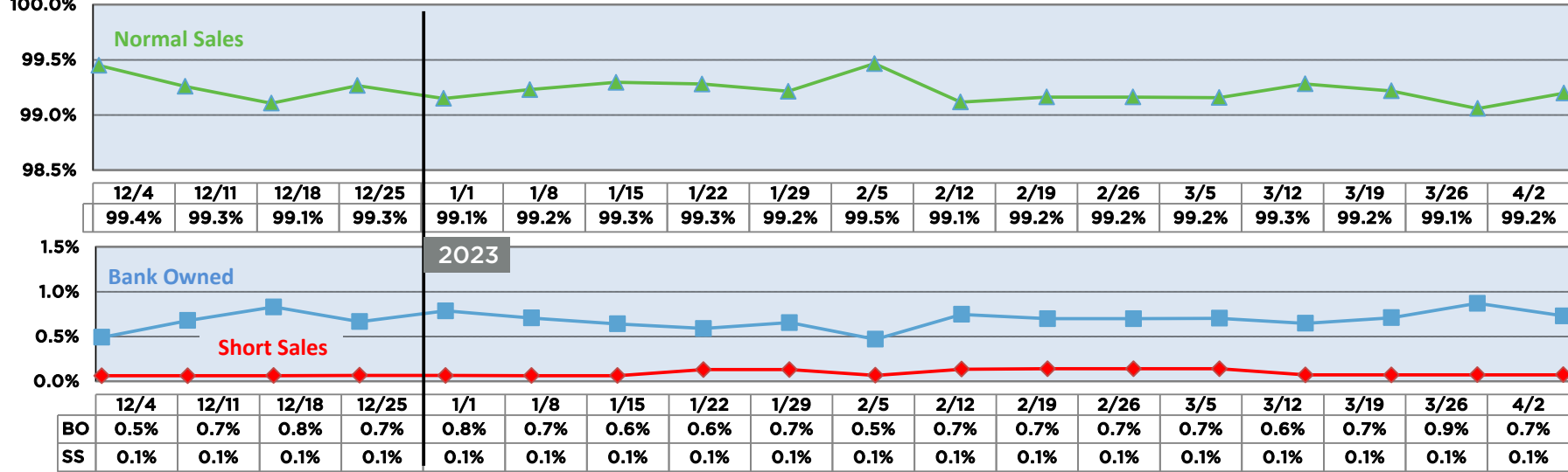


	12/4	12/11	12/18	12/25	1/1	1/8	1/15	1/22	1/29	2/5	2/12	2/19	2/26	3/5	3/12	3/19	3/26	4/2
Total Actives	1,631	1,619	1,566	1,500	1,527	1,557	1,560	1,527	1,526	1,492	1,472	1,430	1,431	1,423	1,390	1,407	1,379	1,370

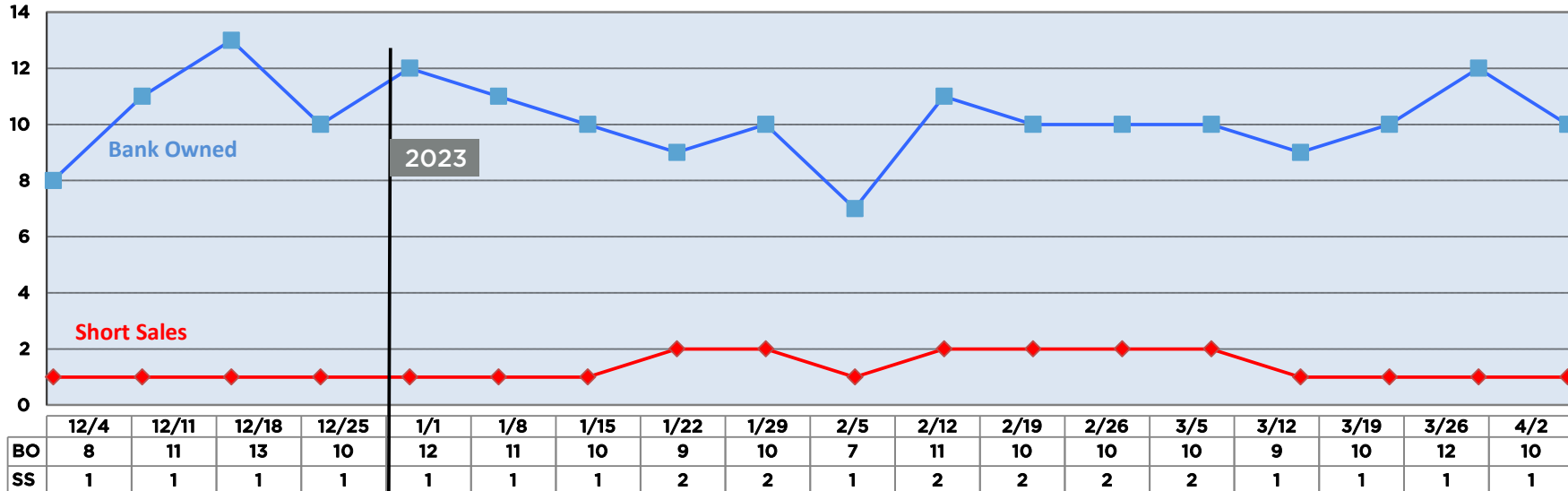


Condos, Townhomes, Villas

Percentage of Actives

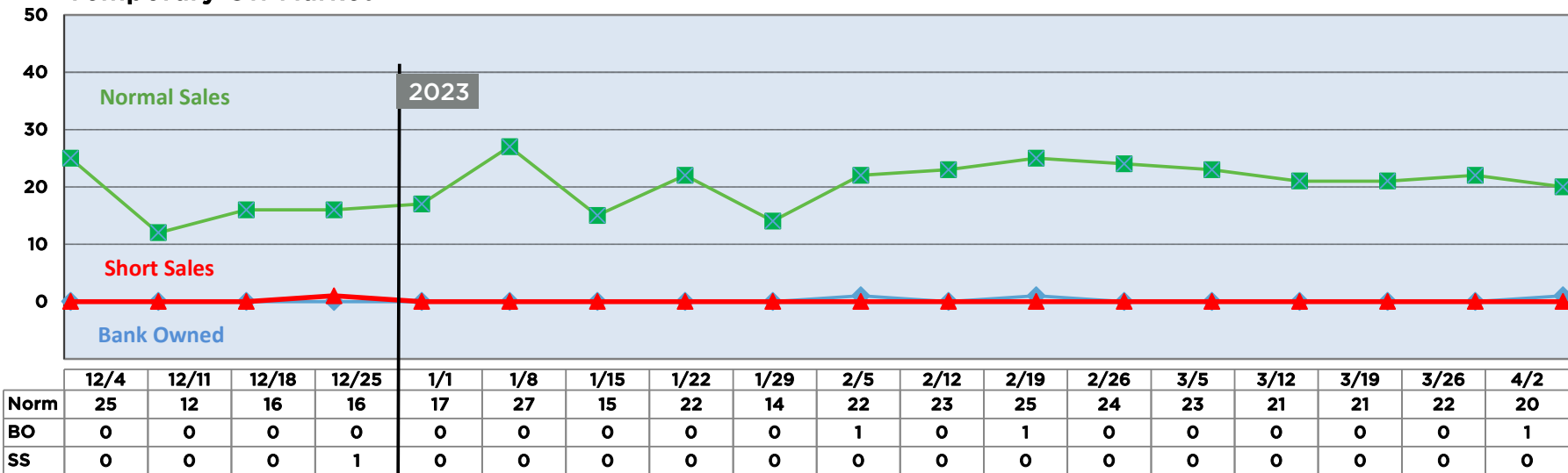


Active Foreclosures

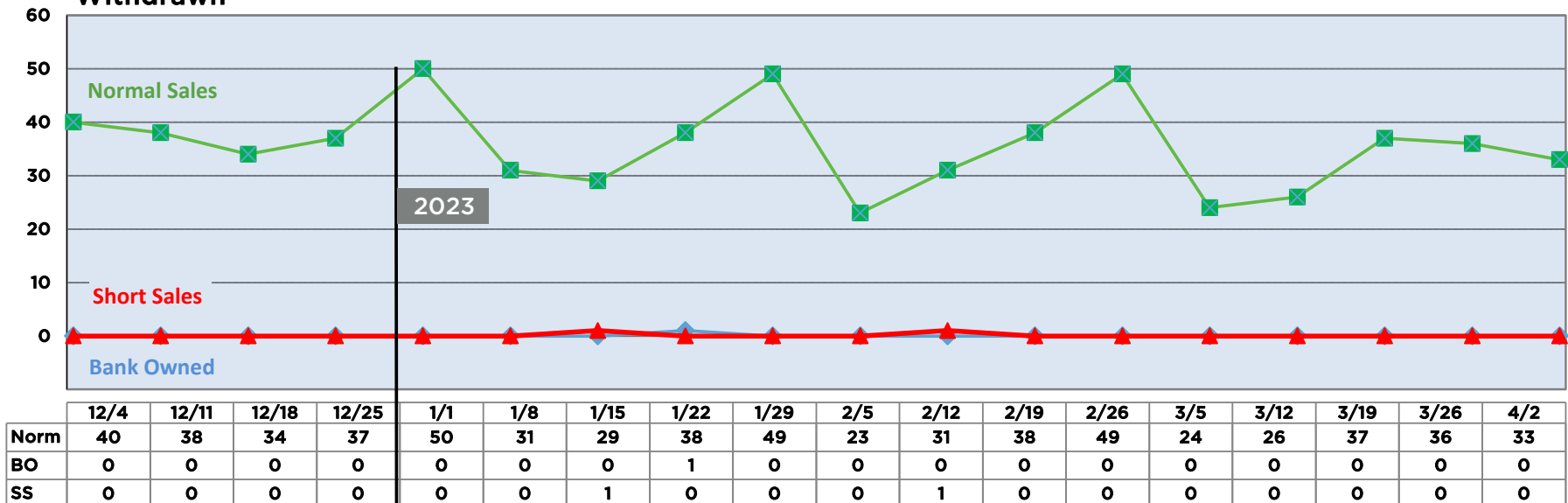


Condos, Townhomes, Villas

Temporary Off Market

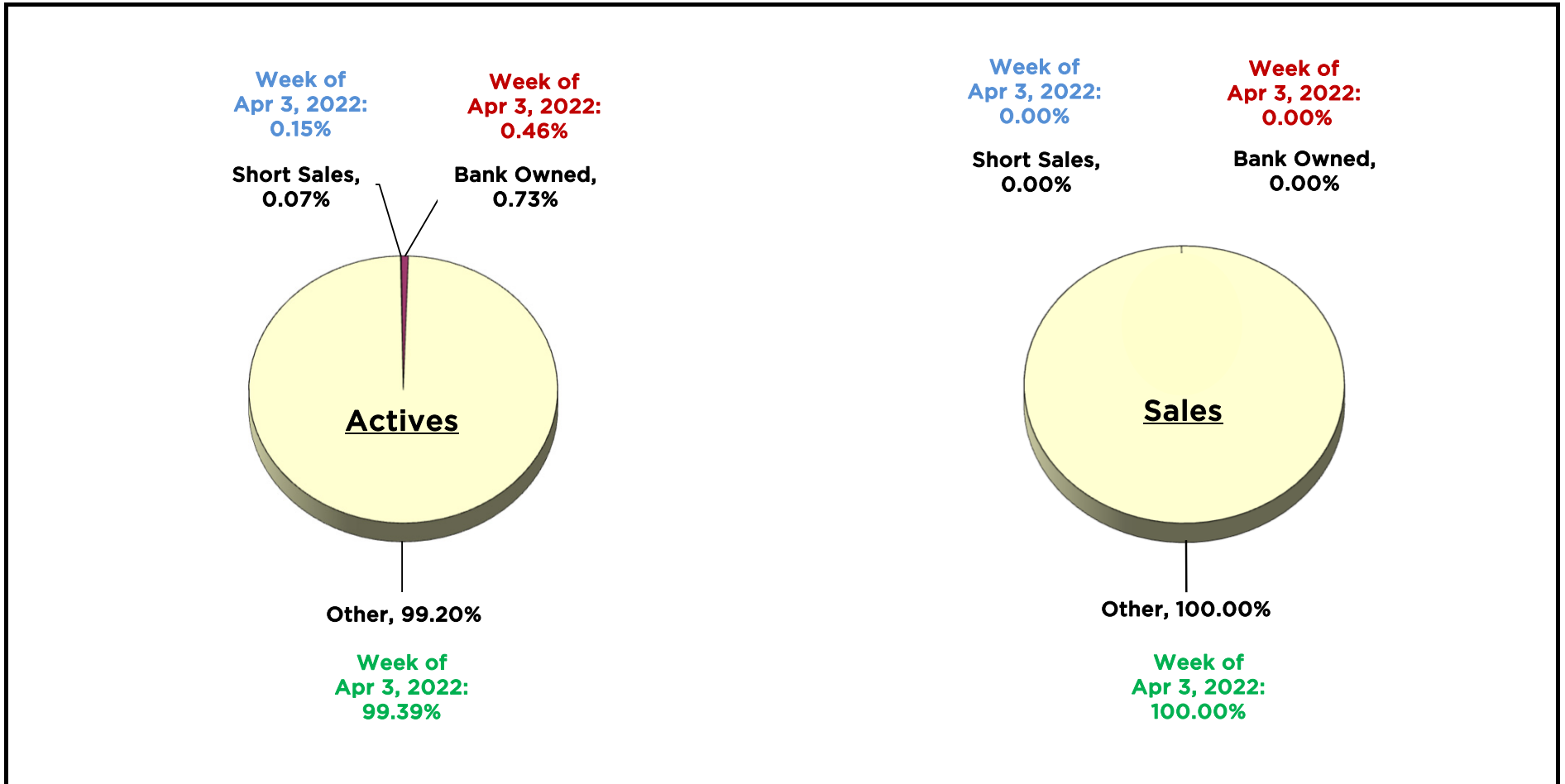


Withdrawn





Condos, Townhomes, Villas





Monday Morning Quarterback
 04/02/2023 - 04/08/2023
 Lake, Orange, Osceola & Seminole Counties

There is 1 Condo, Villa, or Townhome available for the Median Price of \$288,000 (± \$500)

<u>County / City</u>	<u>Zip Code</u>	<u>Available</u>	<u>Average List Price</u>	<u>Average Beds</u>	<u>Average Baths</u>	<u>Average SqFt</u>	<u>List \$ per SqFt</u>
Orange County		1	\$287,500	3.0	2.0	1,412	\$203.61
Metro West / Orlo Vista	32835	1	\$287,500	3.0	2.0	1,412	\$203.61